



28 All Saints Avenue, Margate, CT9 5QW

£585,000

- A Substantial Detached Family House
- Four Bedrooms
- Bathroom and Shower Room
- Garage / Workshop

An elegantly proportioned, detached, family home of character and charm situated in a well-regarded area of Westbrook. The property boasts originality with a modern twist plus an injection of colour and style. Westbrook offers excellent facilities and proximity to the beach and station, a short walk along the beach will take you to the harbour arm and the old town. The property itself is set currently as a generous reception hallway with a wrought iron fireplace and dog leg staircase to the first floor, a sitting room, dining room, kitchen diner with a walk-in larder, two useful garden room that are separated by a stud wall plus the essential Cloakroom WC. On the first floor are four bedrooms, the family bathroom as well as a shower room and WC. Off the landing is an Oak staircase that gives access to a walk-in boarded loft. To the rear of the property a generous garden set mainly to lawn. There is also a very useful garage/Workshop.

Property Description

THE PROPERTY

An elegantly proportioned, detached, family home of character and charm situated in a well-regarded area of Westbrook. The property boasts originality with a modern twist plus an injection of colour and style. Westbrook offers excellent facilities and proximity to the beach and station, a short walk along the beach will take you to the harbour arm and the old town. The property itself is set currently as a generous reception hallway with a wrought iron fireplace and dog leg staircase to the first floor, a sitting room, dining room, kitchen diner with a walk-in larder, two useful garden rooms that are separated by a stud wall plus the essential Cloakroom WC. On the first floor are four bedrooms, the family bathroom as well as a shower room and WC. Off the landing is an Oak staircase that gives access to a walk-in boarded loft. To the rear of the property a generous garden set mainly to lawn. There is also a very useful garage/Workshop that has plenty of potential uses. Currently a fence separates the front garden from the rear.

RECEPTION HALL

16' 05" x 9' 05" (5m x 2.87m) Panel entrance door with secondary glazed leaded light windows to the side, attractive plaster coving, three doors to under stairs storage, cast iron fireplace with tiled inserts set on a polished granite hearth, quarry tiled flooring, stairs to first floor, doors to:-

SITTING ROOM

14' 10" x 13' 07" (4.52m x 4.14m) Measurement into bay, attractive wallpapered covered ceiling, double glazed bay window with fitted shutters, exposed flooring, shelved media wall with recessed wiring for TV, two wall light points, wooden fire surround with tiled insert and hearth houses a log burner.

DINING ROOM

17' 11" x 11' 10" (5.46m x 3.61m) Coved ceiling, double glazed window, two wall light points, double glazed French doors and panels open to the sun room, TV point, stone fireplace with a wrought iron insert is fitted with a coal effect gas fire, double





radiator.

GARDEN ROOM

10' 10" x 6' 7" (3.3m x 2.01m) Double glazed units, double glazed French doors to the garden, wall light point, tiled floor, bi fold door to second sunroom which is separated by a stud wall.

KITCHEN DINER

17' 11" x 10' 7" (5.46m x 3.23m) Measurements include a well-planned range of fitted base units with space for washing machine or dishwasher, space for fridge freezer, fitted double electric oven, work surface over is inset with a four burner gas hob plus a double sink and drainer, tiled splash backs, matching wall cupboards over, two double glazed windows, tiled flooring, radiator, double glazed French doors to the sun lounge. There is also a very useful walk-in larder pantry.



GARDEN ROOM

10' 5" x 6' 4" (3.18m x 1.93m) Double glazed units, tiled flooring, plumbing for washing machine, double glazed door to garden, bi fold door to first garden room.

CLOAKROOM WC

Low level WC, wash hand basin, double glazed window.

STAIRS TO:-

LANDING

Wall papered, coved ceiling, Oak stairs lead up to the walk in loft that offers plenty of storage, door to shelved airing cupboard, doors to:-

BEDROOM ONE

17' 01" x 13' 07" (5.21m x 4.14m) Measurement into bay, double glazed windows, radiator, coved ceiling, open chimney recess.

BEDROOM TWO

12' 0" x 10' 8" (3.66m x 3.25m) Double glazed window overlooks



the rear garden, radiator.

BEDROOM THREE

12' 2" x 12' 0" (3.71m x 3.66m) Measurement in built in wardrobe, coved ceiling, double glazed window, radiator.

BEDROOM FOUR

13' 0" x 5' 8" (3.96m x 1.73m) Coved ceiling, double glazed window, radiator.

BATHROOM

Suite comprising panel bath with mixer tap and shower fitment over, glass screen, vanity wash hand basin with associated storage plus low level WC, two double glazed windows, attractive flooring and a cast iron style heated towel rail.

SHOWER ROOM

Suite comprises glazed shower with a mains fed shower fitment, low level Wc and a wash hand basin, attractive tiling, extractor fan, heated towel rail.

REAR GARDEN

A generous garden space accessed via the sun rooms, opening onto a large crazy paved patio, pergola area, large lawn, planted borders and vegetable patch, pedestrian access to the side, door to:-

FORMER GARAGE

24' 6" x 9' 3" (7.47m x 2.82m) Plus 9'3 x 9'7 the former garage and office space with multiple current uses. The garage is currently separated via a fence from the front garden, this could easily be removed if you wanted a garage.

FRONT GARDEN

Offering plenty of parking.

MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them

as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore may be subject to a small margin of error. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

ANTI MONEY LAUNDRING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors

COUNCIL TAX

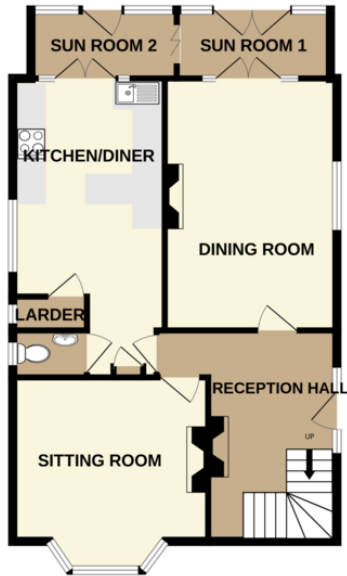
Local Authority Thanet District Council

Council Tax Band E

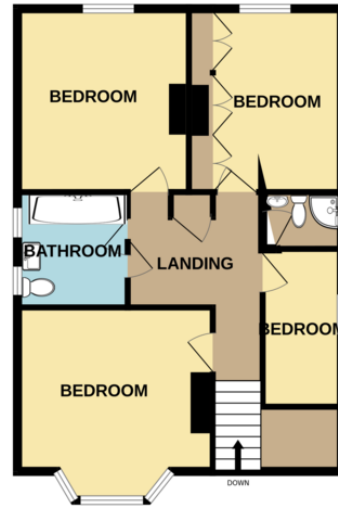
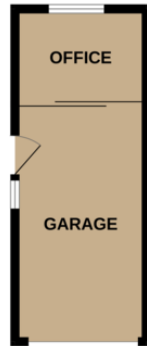
Council Tax Cost (PA) £2,727.15



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		

rightmove

Zoopla

UK ALA DPS

The Property Ombudsman

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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ESTATE AGENTS

